

812A 69 Avenue SW
Calgary, Alberta

MLS # A2314151



\$529,900

Division:	Kingsland		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	957 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Beautifully maintained south-facing 4-level split in the desirable community of Kingsland. This bright and spacious home offers timeless charm with numerous thoughtful updates throughout. Hardwood flooring extends across the main level and bedrooms, while the kitchen and full 4-piece bath feature durable ceramic tile. The updated kitchen showcases quartz countertops (2025) and a new electric stove (2026). The functional 4-level split design provides exceptional natural light on the lower level, featuring 2 bedrooms with large windows and a separate side entrance. The basement level includes a spacious rec room, 3-piece bathroom, laundry located in the utility room, and abundant storage space. Additional upgrades include windows and doors replaced in 2016-2017, furnace (2016), and a premium torch-on rolled membrane roof installed in 2013. Outside, enjoy the convenience of a single detached garage and private yard with patio. Located in the highly desirable community of Kingsland, this home offers the perfect balance of quiet residential living and inner-city convenience. Kingsland is known for its mature tree-lined streets, strong community atmosphere, excellent schools, parks, and walkability. Residents enjoy quick access to major routes including Macleod Trail, Glenmore Trail, Elbow Drive, and Heritage Drive, making commuting throughout Calgary simple and efficient. Just minutes away are numerous shopping and dining amenities including Chinook Centre and the many retail and restaurant options along Macleod Trail. Outdoor and recreation opportunities are nearby with parks, pathways, and easy access to Heritage Park Historical Village and Glenmore Reservoir. Transit access is excellent with nearby Calgary CTrain service via Heritage Station and Chinook Station.